

**HPC Review  
for 346 Ridge Road**

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An application for a building permit dated December 13 was submitted by Old Line Builders on behalf of Manish Gupta, 346 Ridge Road. It was reviewed by the HPC at its monthly meeting on Tuesday, December 18. Neither the homeowner nor a representative attended the meeting.

**General Description:** The proposed project consists of a small one-story addition to the residence.

**Adequacy of the Documents Submitted:** The documents submitted were more than adequate for the HPC’s review of the project.

They included a building permit application, building permit worksheet, site plan, and seven (7) drawings prepared by the builder. The builder’s drawings included floor plans, detailed drawings of the right and rear elevations, the foundation plan and framing drawings.

**General Scope of Project:** The project contemplates an 8’x12’7” one-story addition at the rear of the existing house. Currently, there is a one-story element at the back of the home, which does not extend the full width of the two-story house. The proposed addition would increase the one-story element to the full width of the home.

The building permit worksheet specifies that all new exterior materials are to match the existing house.

**Visibility from public ways:** The proposed new construction will be visible from Ridge Road.

**Contributing structure:** This residence is not included on the HPC’s list of Contributing Resources.

**Nearby Contributing structures:** The closest contributing resource to this residence is 302 Ridge Road (Homewood).

**Compatibility with the historic district and/or existing structure:** The proposed addition is modest in scale, and it enhances the existing structure through the inclusion of a pair of 6-over-6 windows on both the right elevation and the rear elevation. The introduction of another roofline will provide additional interest at the rear of the home.

**HPC Recommendations:** None.

  
Emilia A. Styles  
for the Historic Preservation Commission

12-27-2012  
Date: December 27, 2012

- cc: Applicant Planning Commission
- HPC members Mayor Georgette Cole
- HPC Binder Town Clerk, Kathy Lehman
- Web site, Bill Saar

Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute to historic preservation in Washington Grove.

Further information regarding the scope, powers, duties, and structure of the Historic Preservation Commission may be found in Article XV of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XV describes the powers and duties of the Historic Preservation Commission in the building permit process. This section reads as follows:

The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission may recommend to an applicant alternative historical designs, materials and sources for the same which may be more historically compatible. The Commission shall forward its recommendations regarding the same, if any, in an advisory capacity, to the Planning Commission for consideration by the Planning Commission within thirty (30) days from the Commission’s receipt of the application from the Planning Commission.